



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

4608/639 Lonsdale Street, Melbourne, 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$439,000.00

&

\$469,000.00

### Median sale price

Median price

\$580,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Jul 2020

to

Sep 2020

Source

REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1015/220 Spencer St MELBOURNE 3000	\$485,000.00	10/07/2020
1701/283 City Rd SOUTHBANK 3006	\$456,000.00	22/06/2020
2010/220 Spencer St MELBOURNE 3000	\$455,000.00	16/06/2020

This Statement of Information was prepared on: Tuesday 08th December 2020